



Mayfield Cottage, South Stainley, Harrogate, HG3 3LZ

£279,950

## Mayfield Cottage, South Stainley, Harrogate, HG3 3LZ

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A most charming and individual 3 bedroom cottage enjoying an attractive position with open views to the front and rear. No chain.

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Offering characterful accommodation, the property is in of need of some general updating. The property is situated in a very quiet location, accessed via small lane and enjoys an enviable position surrounded by open countryside, yet well placed between Harrogate and Ripon.

Mayfield Cottage is believed to date back to the late 1800s, and the accommodation is complemented by attractive gardens and private parking for 2/3 cars. An internal viewing is essential to appreciate this superb home.





On entering the property you have a spacious hallway with a useful storage cupboard. The lounge is a generous size with a stone fireplace and a large picture window looking out over rolling hills.

The kitchen has a stone floor with a cottage style kitchen and solid oak worksurfaces.

There are three bedrooms all enjoying the far reaching views of the stunning scenery.

The front garden has a stone walled frontage with a wrought iron gate and mature borders. The private rear garden has a paved patio area and a planted rear section with a small stream. The outbuilding is split into four individual sections.

To the front of the property, there is ample private parking for 2/3 cars.

#### Location

The desirable village of South Stainley is ideally located within easy reach of Ripon and Harrogate; the village has a church, and a highly regarded country pub with rooms. A regular bus service runs from Ripon to Leeds via Harrogate. There are additional village facilities in nearby Ripley and Burton Leonard and more comprehensive shopping and recreational facilities in Ripon and Harrogate. There is excellent public and independent schooling nearby. A train station in Harrogate offers regular connections to York and Leeds.

Leaving the A1 (M) at Ripon, follow the A61 Ripon Road towards Harrogate; as you approach South Stainley, after the Church Lane entrance, take a left turn into a small lane, Mayfield is on the left hand side.

#### Agents Note

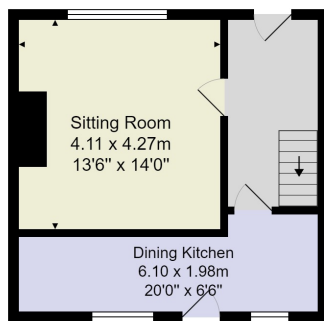
Outbuilding: one room currently used as a utility room with plumbing for washing machine.

Living room: fireplace suitable for open fires and having back boiler serving radiators.

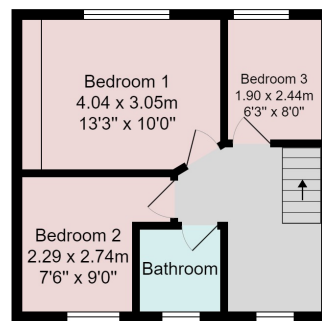
**Tenure - Freehold**

**Council Tax Band - C**





Ground Floor



First Floor

Total Area: 72.6 m<sup>2</sup> ... 781 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)	44	
F	(1-20)		
G			86
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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